

Minutes
LAFAYETTE TOWNSHIP BOARD OF TRUSTEES
Construction Update & Regular Meeting
Monday, January 21, 2019

Meeting called to order: 2:30 p.m.

Members Present: Trustee Lynda Bowers, Trustee Michael Costello, Trustee Martin Warchola, Owners Representative Bill McDonald, Legal Counsel William Thorne, McCall Sharp- Ed McCall & Dale Keeran, Knoch Corporation- James Magda & Doug Elliott, Fire Chief Jeff Hall

All color selections to date were reviewed and discussed and a handout distributed to all in attendance. It was noted that restrooms 115-117-119 should be ceramic tile not vinyl.

Chief Hall reviewed the epoxy floor dimensions and colors and signed off on the drawing.

The ceiling in room 150 (training tower) listed drywall. Drywall is questionable due to the potential water usage. Mr. Elliott suggested plywood with FRP. Everyone agreed. Mr. Magda will forward a quote.

It was confirmed room 133 (restroom) is concrete block will be painted.

Discussion was had regarding what type of paint would be used for Room 132 (Decontamination Room) and whether it would require a specific paint that would withstand the harsh chemicals used for decontamination. The spec calls for a filler and Mr. McCall will explore paints that would be conducive to the decontamination chemicals (Cavicide) and will report back to everyone.

It was confirmed the pre-engineered steel columns and beams will be painted. Mr. McCall confirmed they will come with primer. The pillars and Azek will be painted to match the gutters, fascia and trim.

Mr. McDonald handed out a copy of the verbiage for the interior signs.

Mr. McDonald requested the status of the fire suppression- RNL. Mr. Magda confirmed all permits have been obtained. Mr. Keeran requested Mr. Magda forward him the non-conformance approval letter. Mr. McCall said code states the tower is required to have a sprinkler. Mr. McCall requested the company who is slated to install the sprinkler system to check with the county to receive their policy regarding a sprinkler in the tower and recommends receiving in writing if a sprinkler is not needed in the tower. He said there is a two hour fire wall, all block, non-combustible and feels if a sprinkler is necessary it should be a system that contains antifreeze. It was agreed, that if a sprinkler is not mandatory not to install one.

Wall signs will be placed on the wall next to the each door. Mr. McCall recommends a color slightly darker than the wall color.

Knoch requested Lafayette Township pay for temporary heat to aide in the removal of ice/snow from the roof and help the drying process which in turn would allow the contractors to continue work progress. Presently, the roof has the felt installed. Mr. McDonald stated the township is not in agreement for temporary heat for that particular use. He believes the agreement was for temporary heat once the building is enclosed allowing for the completion of drywall work. Mr. Magda responded the spec is written that temporary heat will be provided by the owner for the construction and feels completing the roof falls under that category. Mr. McCall stated that temporary heat is never considered for exterior work completion and has never heard of this type of request before and doesn't feel interior temporary heat would aid in the melting of the snow and ice due to the building not even being insulated at this time. Mr. Elliott said presently there is insulation around all the eaves around the entire building. Mr. McCall countered stating he seen daylight coming through at the back of the building when he toured the building today. Mr. Elliott said perhaps some insulation was blown out. Mr. Magda argued the spec is not clear and concise on when temporary heat would be considered and feels this is a necessity. Trustee Bowers said this request is not consistent with industry standards. Trustee Costello said if the pre-engineered metal building would have arrived on time the snow and ice on the roof

would not be an issue. Trustee Bowers said the township has a budget that needs to stay consistent with the bid. Trustee Warchola requested a definitive plan and cost from Knoch. Mr. Magda will provide.

Mr. McDonald stated it has been very difficult dealing with Speelman Electric especially regarding the Brilliant Sign issue. There is potential that the sign location made need to change if ODOT requires or a variance will need to be sought. Trustee Costello has submitted drawings to Ms. Julie Cichello, ODOT, and is awaiting a response. Trustee Bowers said the particular location we are looking to place the sign is a much narrower road right of way then the rest of Route 162. Mr. McCall said he received information from Mr. Jason Brenner, Lewis Land that the road right of way is eighty feet. Mr. McDonald said the University of Akron sign is most likely grandfathered. Mr. McDonald stated once the right of way and location is confirmed he requests McCall Sharp provide exactly what is necessary.

Mr. Magda requests that all color choices be forwarded to him as soon as possible.

The next Construction Update meeting is scheduled for Monday, February 18, 2019 at 2:30 p.m.

3:40 p.m. Trustee Warchola called the January Regular Trustee meeting to order followed by the Pledge of Allegiance.

Public Participation:

A resident requested a public hearing regarding the Hammel Creek Ranch property at 7841 Chippewa Road. Trustee Bowers stated there is no statutory provision for a public hearing. The resident stated he reviewed the code and the “hunting lodge” at the location is a conditional use based on rural residential. Trustee Bowers said the township has not received an application for a zoning change, there has been no application for conditional use permit which would trigger those procedures. Trustee Bowers said the property was represented as an agricultural use and may be, but does not appear clear at the present time. Trustee Bowers said the township is aware of the concern and what is represented as happening on the property is not necessarily an accurate representation and may be a zoning violation. Our legal representative is currently involved. The township will do everything to ensure that it is not a zoning violation. If it is determined it is a violation, the township will take the necessary steps to prohibit it from continuing, which we are permitted to do by law. As Trustee Bowers understands it, the property owners are not conducting any activity until the township is clear on what is taking place. Ms. Strogin, Lafayette Township Zoning Inspector stated she initially presented accurate information provided to her and Lafayette Townships legal counsel, by the property owner’s attorney as to what would be taking place on the property. Upon receiving information regarding a website, Ms. Strogin reviewed the website and immediately contacted the property owner’s attorney and informed him the information she initially received was not reflective of what appears to be taking place on the property. After having a conference call with Lafayette Township’s legal counsel, William Thorne and the property owner’s attorney she was then informed the property owner’s attorney had a misunderstanding of what the property owner was thinking of doing versus what we were told. Ms. Strogin informed the attorney that what his property owner wished to do is not allowed by zoning. Ms. Strogin gave a brief description of what the property owner originally had intended. She informed the attorney there are several legal procedures the property owner would need to take in order for a “lodge” to be legal. She reminded that if they wish to hunt on the property, they have the right to do so, it is only the lodge that is of concern. The website advertising the property has currently been shut down. Ms. Strogin will be visiting the property in the near future to gain a better understanding of what they intend on taking place. Ms. Strogin read a letter received the day prior to the initial complaint. Trustee Bowers said there is no basis for a variance and it is not listed in Lafayette Township’s conditional uses. Ms. Strogin said a conditional use and variance are not applicable. The township does not have the authority to request a site plan for this property. Trustee Bowers informed the resident that he has the ability to make a request in writing that if this subject comes up for any reason he can be given notice. She explained the property owner under the legal description regarding “Agriculture” the township has absolutely zero right to ask for anything. Agricultural uses are totally exempt from zoning and townships can get into trouble if we try to enforce an issue that is exempt.

Police Department Report:

Officer Winebrenner reported the calls for the month of December 2018 and gave a breakdown of the nature of those calls. Trustee Bowers informed Officer Winebrenner that the township continues to receive complimentary calls on the visibility and service that Medina City Police Department is providing to the township.

4:02 p.m. Trustee Warchola called the scheduled Public Hearing to order.

The Public Hearing is for the Lafayette Township Trustees Board of Trustees for the purpose of considering the zoning map amendment for the following parcels: 020-10B-32-002, 020-10B-32-003, 020-10D-05-001, 020-10B-32-004, 020-10B-32-012, 021-10D-05-001 and 020-10D-04-003 to reflect the decision of the zoning commission determining the density and adding two parcels to the Golf Course Planned Unit Development District.

Trustee Bowers said the Golf Course is requesting a map amendment adding two more parcels to their property. The Zoning commission has already approved this and this is a formality for the map.

Lafayette Township resident, Matt Lichty, questioned whether the zoning commission recommendations or the Board of Trustees decisions regarding zoning amendments take into account the applicant's prior tax situation or tax delinquency. Trustee Bowers said, "The Township is not permitted to consider the ownership of the property in any fashion. The zoning commission is only permitted to look at the property and the County Planning Commission in making their recommendation is not permitted to consider the ownership of the property because the zoning runs with the land and not the owner".

The resident again tried discussing the taxes of the property owner and Trustee Bowers stated the township is not permitted to discuss it. The resident stated, he is not for this zoning amendment because he feels this ultimately this will affect his taxes.

Trustee Bowers said property owners have the right to the legal use of their property and what they want to do as a legal use.

Discussion took place regarding the development on the north side of route 162 west of Ryan Road. Ms. Strogin explained when the developer proposed the plans to the zoning commission and the County Planning Commission, questions were raised regarding the driveways, as each lot is to have its own driveway. The state has a policy that requires driveways to be so far from an intersection, and this development could not meet that requirement. The developer proposed a shared driveway between the last three homes in order to meet the state requirement. Trustee Bowers explained that developers first gain approval from the township level, then the developer submits to the different agencies to gain approval. The resident questioned the Indiana bat issue and excess trees within the development. Trustee Bowers explained a different agency handles that.

A resident was in attendance representing the Medina Country Club Estates Home Owners Association and wanted clarification on the two added parcels to the Golf Course Planned Unit Development District.

Trustee Bowers informed the public they can request in writing to be notified of any discussions regarding topics of interest to them. Trustee Bowers received a request from Mr. Matt Lichty to be notified anytime there is discussion regarding the Golf Community Planned Unit Development.

Ms. Strogin informed the approval has been to expand the overlay district to include two extra parcels. No formal site plan has been submitted, only a concept plan has been submitted and it has not been approved.

Trustee Bowers explained that PUD is a statutorily permitted activity with the Township setting regulations and Lafayette utilizing their zoning district. Lafayette Township controls the density.

No others voiced concern over the public hearing.

4:20 p.m. Trustee Bowers closed the Public Hearing.

Fire Department Report:

Chief Hall reported a total of 50 runs for the month of December 2018 (37- to Lafayette Township, 2- Chatham Township, 1-Westfield Township, 1-City of Medina, 1- Village of Lodi, 4- Village of Chippewa Lake, 2- Gloria Glens) Fuel Usage: 196.0 gallons of fuel, 3,124 miles were logged on all vehicles. Chief Hall stated the department is still working on placing headers at the top of each page of the monthly report.

602 total runs were made for 2018. Chief Hall will print out the annual report for 2018 and provide a copy at the February meeting.

Chief Hall regretfully reported that Lafayette Township nor did anyone in Medina County receive the MARCS grant. Trustee Bowers said the Board is not surprised because MARCS is finishing the counties that have completely changed over. The Medina County Sheriff's Department is not supportive of the system. Chief Hall said it is frustrating.

Trustee Bowers questioned Chief Hall regarding the errors in the fire department payroll that was submitted and asked if he has clarified the issue with Ms. Bailey. Chief Hall said he was made aware of the issue on Friday and will make contact with Ms. Bailey as soon as possible.

Chief Hall said due to the impending winter storm on Saturday, three members staffed throughout the night with staggered start times.

Chief Hall reminded everyone of the Annual Polar Plunge next weekend.

Service Department Report:

Mr. Evans reported:

- Plowing and salting roads
- Mr. Evans requested the Board consider posting Ryan Road as a "NO TRUCK ROAD". The Board was directed by legal counsel that the township cannot. Mr. Evans will inquire with the Mr. Conrad, Medina County Engineers Office
- Maintenance on the service dept. vehicles
- A new hydraulic pump is needed on the 2012 F550. It has stopped functioning
- Washing and polishing trucks
- Repairs and maintenance on the boom mower and excavator
- Mr. Evans stated he is not going to hire a third full time employee
- Mr. Evans has been renting a pay loader by the month and presented the Board a quote to purchase at a rate of \$113,908.00 on state bid. Trustee Bowers said without hiring a third fulltime employee those funds should be considered
- Mr. Evans recently order 175 tons of salt and anticipates utilizing the entire salt budget for the year

Trustee Bowers moved to approve authorizing the purchase of the pay loader in the amount not to exceed \$114,000.00 consistent with the lowest and best quote received today and subject to Fiscal Officer Bailey ensuring the funds are available. Trustee Warchola seconded the motion. All voting in favor.

- Mr. Evans inquired whether there have been any changes to the employee healthcare coverage after the meeting with Frank Harmon in December. Trustee Bowers said the Board does not need to authorize any changes until May and they are reviewing options

Zoning Report:

Ms. Strogin reported 2018 was an outstanding year. The estimated values through the month of December 2018 is \$28,912,648.00 versus \$16,626,190.00 for the 2017 year. Fees collected through December 31, 2018 are \$61,865.48 versus the 2017 total of \$42,882.00. There were 70 new home permits issued in Lafayette Township 2018 with 62 permits from Ryan Homes with only 8 independent homes built. Ms. Strogin doesn't anticipate 2019 nearing the permit requests as 2018 because Dover Highlands is almost built out. There are two major subdivisions proposed but she doesn't anticipate permits being sought until late 2019 at the earliest.

Trustee Bowers received a message from Mr. Stan Scheetz. Trustee Bowers requested Mr. Thorne inform him she is not willing to discuss the 8 acres detachment from the City of Medina near Sealy mattress without being in a public meeting. Trustee Bowers said the land is currently zoned industrial in the City of Medina, the goal of the owner and Mr. Scheetz is to bring it back to the township and have it zoned high density residential for cluster homes. The residential development that is currently there is not enthused with the idea. The City is concerned that putting in a high density residential development next to Sealy Mattress, Lake Road would assure noise complaints and residents concerned about the traffic over the park trail. Ms. Strogin said the eight acres is land locked and cannot be developed commercially due to access.

Trustee Bowers made a motion to ratify the Zoning Commission’s map amendment so that the map is consistent with the Zoning Commissions approval. Trustee Warchola seconded the motion. All voting in favor.

Trustee Bowers recommends reappointing Peggy Folk and Curtis Perkins to the Housing Counsel. Trustee Costello seconded the motion. All voting in favor.

Recreation:

No business

Economic Development:

No business

Cemetery:

No business

Old Business:

No business

New Business:

No business

Announcements:

Trustee Bowers sent notice reminding/informing residents of the Fire Cadets spaghetti dinner and the upcoming pancake breakfasts every Sunday in the month of February.

Trustee Bowers made a motion to pay the warrants of the township. Trustee Costello seconded the motion. All voting in favor.

Trustee Warchola moved to adjourn, seconded Trustee Costello

Meeting adjourned at 4:50 p.m.

Approved: _____

Martin Warchola, Trustee

Martin Warchola, Trustee

Michael Costello, Trustee

Shirley Bailey, Fiscal Officer